

1650 Commerce Dr

**GORRELL BROS. AUCTIONEERS & REAL ESTATE**

**LARRY D. GORRELL, BROKER**

1201 N. Williams St., Paulding, Ohio 45879

Phone: (419) 399-4066

Fax: (419) 399-2999

**TELEFAX TRANSMITTAL FORM**

**To:** Brent N. Damman

**Location:** City of Napoleon

**Fax: #** (419) 599-8383

**From:** Larry Gorrell

**Date:** 04-29-02

**Re:** Appraisal of 27+/- acres

**Number of Pages to follow:** 17 Pages

**Message:** Copy of Appraisal. If you have any questions or need anything else, please call. Thank you.



**Summary Real Estate Appraisal**

**27+- Acres  
Pt W 1/2 Sec. 7 & E 1/2 Sec. 12  
T 5 N, R 6 E, City of Napoleon  
Henry Co., Ohio**

**Prepared For  
City Of Napoleon, Ohio  
Attn: Brent N. Damman, Zoning Administrator  
P.O. Box 151  
255 W. Riverview  
Napoleon, Ohio**



April 26, 2002

City Of Napoleon  
Attn: Brent N. Damman, Zoning Administrator  
P.O. Box 151  
255 W. River St.  
Napoleon, Ohio 43545

Re: Appraisal / Hogrefe Property

Dear Brent:

Enclosed please find my completed summary appraisal of 27+- acres (Hogrefe Property) known as Parcel 2 of the "Development Plan For Napoleon Commerce Park". My final value conclusion as addressed in the accompanying report is \$43,000 (Forty Three Thousand Dollars).

The value before installation assumes conditions concerning environmental remediation as discussed in this report and the value after installation assumes conditions concerning installation of infrastructure as discussed in this report. Please call if you have any questions or need anything further. Thank you.

Sincerely,

Larry D. Gorrell



**PROPERTY ADDRESS:** Proposed Interchange Drive, Napoleon, Ohio (to the rear of Oakwood Park)

**LEGAL DESCRIPTION:** 27+- acres in part of the West 1/2 of Sec. 7, Town 5 North, Range 7 East and part of the East 1/2 of Sec. 12, Town 5 North, Range 6 East, In The City of Napoleon, Henry Co., Ohio, referred to as Parcel 2 in the Development Plan For Napoleon Commerce Park

**PURPOSE OF APPRAISAL:** The purpose of this appraisal is to estimate fair market value of the subject for purchase for use as part of the Napoleon park system.

**PROPERTY RIGHTS APPRAISED:** Fee Simple

**LAST DATE OF INSPECTION:** April 22, 2002

**EFFECTIVE DATE OF APPRAISAL:** April 22, 2002

**HISTORY OF OWNERSHIP:** The subject is part of a larger tract of land that has been in the Hlogrefe family for many years, with much of the land having prior use as a salvage yard, with the subject being part of the larger land tract with proposed use as detailed in the plat of the "Development Plan For Napoleon Commerce Park", which is included in this report.

**HIGHEST AND BEST USE:** The highest and best use is deemed to be permanent wildlife/flood plain, with most of the subject being wooded and in a special flood hazard area.

**ESTIMATED MARKETING TIME:** 3 months to 6 months

**FLOOD PLAIN INFORMATION:** The subject appears to be in Zone A, a special flood hazard area per panel 390266 0005 C Dated 3/4/85, with a copy of the panel included in this report.

**AUDITOR PARCEL NUMBER & ANNUAL REAL ESTATE TAXES::** Not split from a larger parcel and combinations of smaller parcels

**NEIGHBORHOOD INFORMATION:** The subject is located near the east side of the city of Napoleon, Ohio adjacent to Oakwood Park in an area of mixed land use ranging from light industrial to the north and east of the subject to residential to the west of the subject with general commercial along Rt. 424 to the south of the subject. Napoleon is the county seat of Henry Co., Ohio, which is in the general Toledo, Ohio sphere of influence. Economic conditions are generally stable with relatively few commercial and industrial vacancies with Henry Co. having an active Community Improvement Corporation and Economic Development Office, which is essential in marketing and promoting property





such as the subject. Specific site information is contained in the property description in this report. For specific Henry Co. economic information, one can refer to the accompanying Henry Co. economic information sheets in the rear of this report.

**GORRELL BROS. AUCTIONEERS**

**Larry D. Gorrell  
Auctioneer - Appraiser  
419-399-4066**



**SUBJECT TRACT PHYSICAL DESCRIPTION**

**LAND SIZE:** 27+ Acres

**TOPOGRAPHY:** Steep slope with mostly low land area

**UTILITIES:** Public utilities available nearby, with most or all of the subject appearing to be in a special flood hazard area not suitable for development

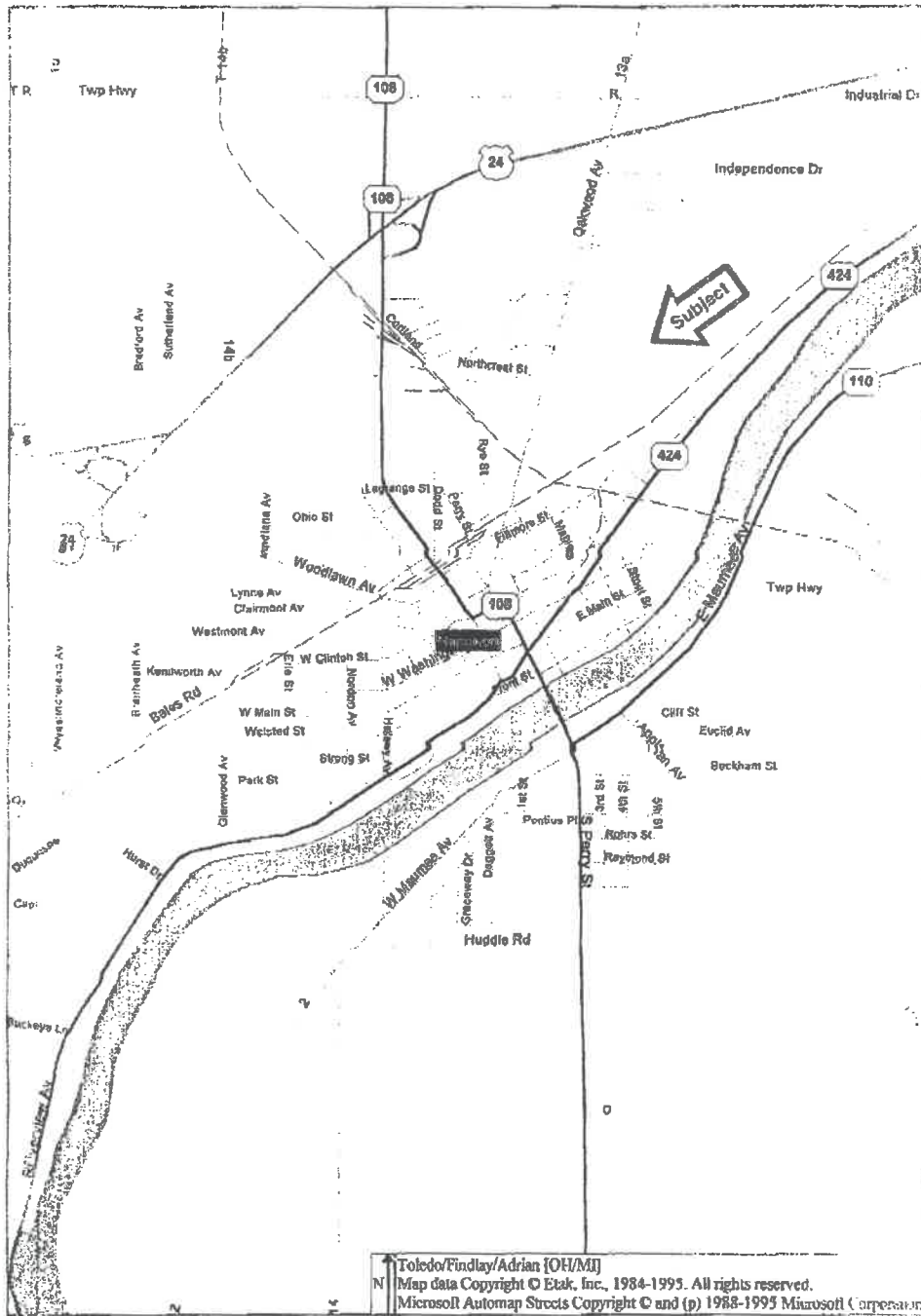
**BUILDING IMPROVEMENTS:** None

**OTHER SITE IMPROVEMENTS:** None

**OTHER:** The subject is part of a larger parcel that currently appears to have environmental problems due to its former use as a salvage yard. The appraiser is not an environmental expert and the appraisal is made based upon the assumption that there are no adverse environmental problems.

**APPRAISAL DISCUSSION:** The subject has location within the City of Napoleon with close proximity to the Maumee River, Creeks, a park, residential, light industrial and commercial, and the City of Napoleon is seeking to purchase the property for inclusion in its public park system with the subject being designated permanent "green" area. The subject is part of the accompanying "Development Plan For Napoleon Commerce Park" and is referred to as Parcel 2 in the accompanying proposed plat.





LOCATION MAP



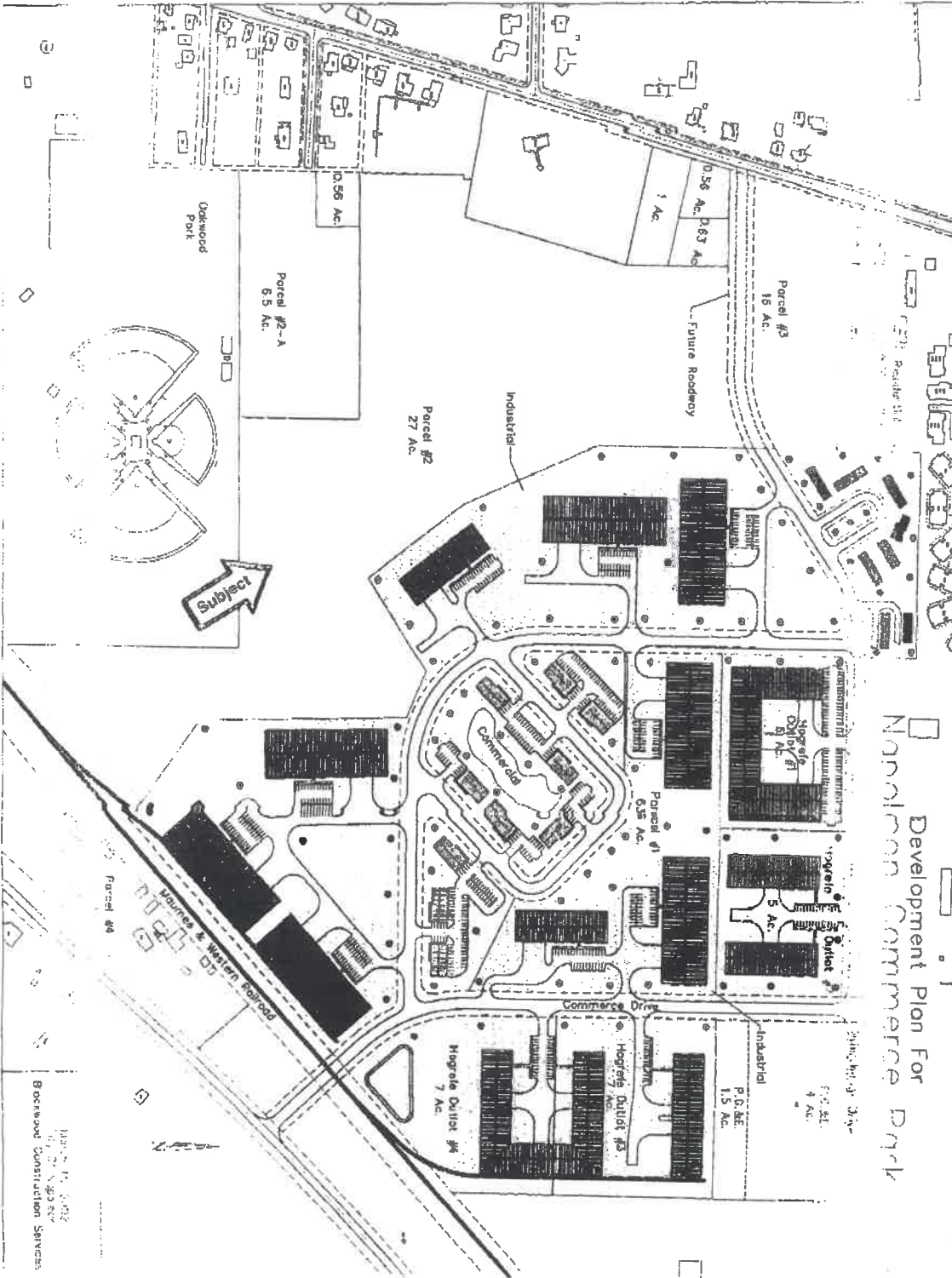
**VIEW FROM OAKWOOD PARK  
LOOKING NORTH TOWARDS THE SUBJECT**







### PROPOSED PLAT SUBJECT IS OUTLINED IN YELLOW

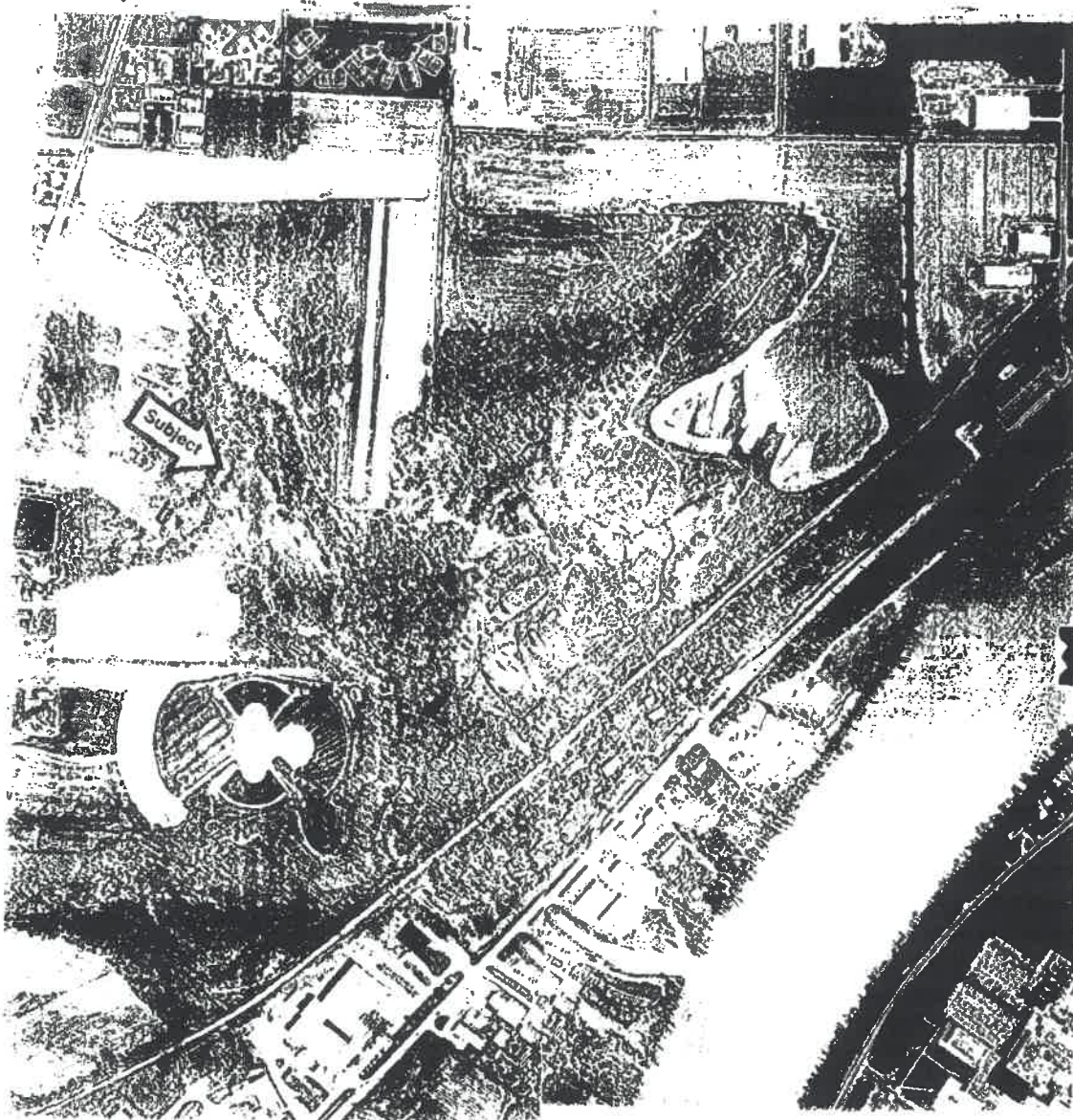


Development Plan For  
Nonalton Commerce Park

March 15, 2002  
10:21 AM  
Borwick Construction Services

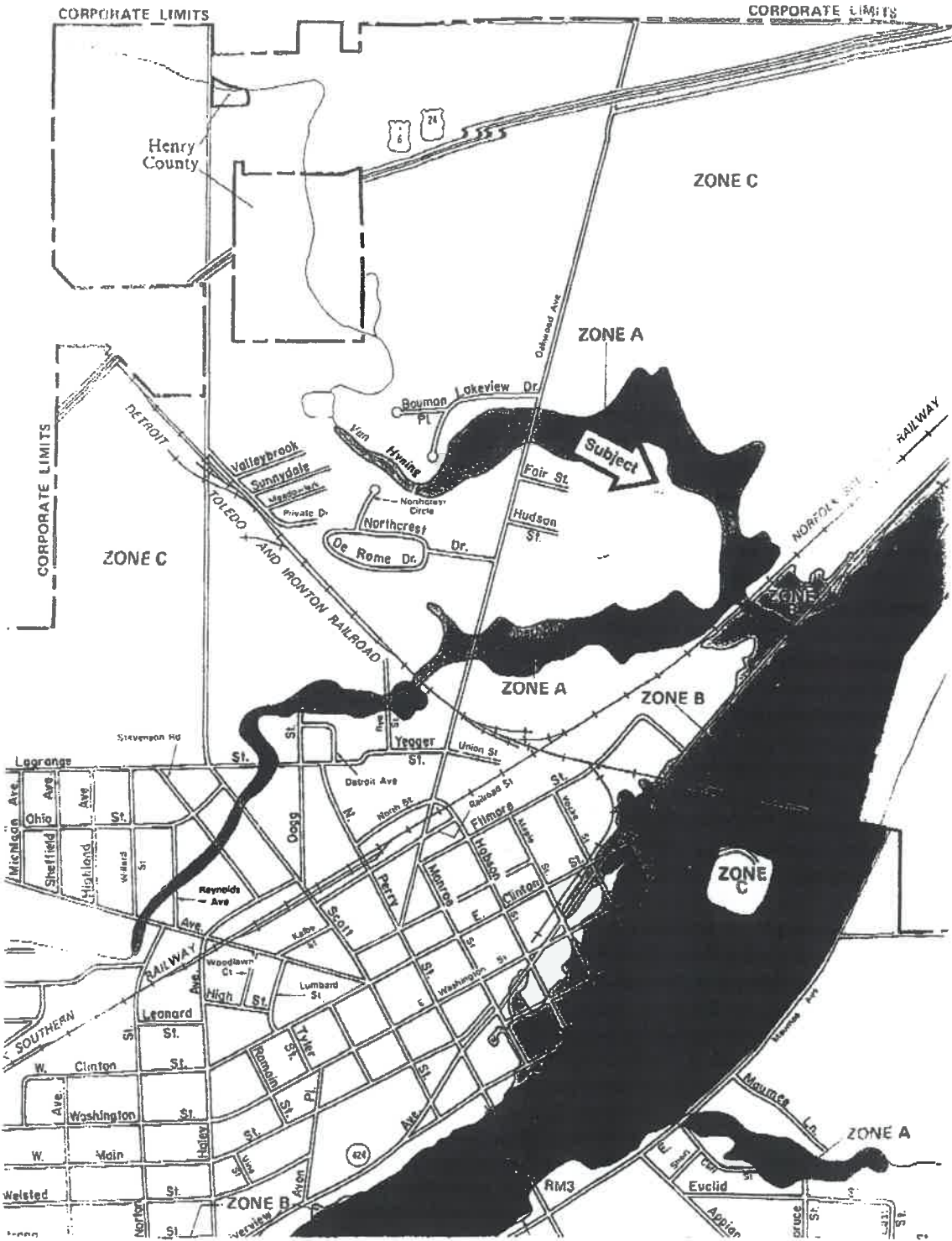


**AERIAL MAP**  
**SUBJECT IS OUTLINED IN YELLOW**





### FEMA FLOOD HAZARD RATE MAP PART OF PANEL 390266 0005 C 3/4/85





## SIMILAR SALES

- Sale 1 Harrow ETAL to Lamb  
22.166+- acres, Sec. 36, Auglaize Twp., Paulding Co., Ohio  
Sold 7/30/01 Selling Price \$14,100 / \$636 per acre
- Sale 2 Haney to Arms  
16.225+- acres, Sec. 9, Crane Twp., Paulding Co., Ohio  
Sold 8/29/01 Selling Price \$37,000 / \$2,280 per acre
- Sale 3 Johanns to Hutchison  
124.123+- acres, Sec. 5, Jackson Twp., Paulding Co., Ohio  
Sold 10/22/01 Selling Price \$125,000 / \$1007 per acre

### Summary Of Sales

The subject is a wooded area with steep sloping areas mostly in a special flood hazard area.

Sale 1 the sale of a rural property with such description. It sold at public auction. It is located approximately 1/4 to 1/2 mile off of the nearest road with no legal access except by way of Flat Rock Creek, which bordered the property. It sold for use as private hunting preserve. A location adjustment of \$250 per acre is indicated and an access adjustment of \$400 per acre is indicated. Indcated value is \$1286 per acre.

Sale 2 is similarly located as sale one, except that it has legal access by way of an approximate 1/2 mile easement along a gravel drive. Approximately 3/4 of Sale 2 is located in a special flood hazard area. Indicated value is \$2280 per acre.

Sale 3 has similar access as sale one. Flatrock Creek traverses it. It is the least similar to the subject, but is used for direct sales comparison due to its similar lowland. It has much larger size and requires a positive \$250 per acre size adjustment. Indicated value is \$1257 per acre.

The three sales used for direct sales comparison have poorer rural location than the subject. They are used for direct sales comparison because the appraiser is familiar with both the buyer and seller motivations in each sale. The subject tends to the upper end of the value range with location within the City of Napoleon .... call \$1600 per acre.

\$1600 per acre times 27 acres indicates value of \$43,200 round to \$43,000

Value Conclusion is \$43,000





## QUALIFICATIONS OF APPRAISER

Certified General Real Estate Appraiser – State of Ohio Certificate No. 391063

Bachelor of Science Degree in Agriculture Economics from the Ohio State University

Licensed Real Estate Broker in Ohio and Indiana

Licensed Auctioneer in Ohio and Indiana

CREA (Certified Real Estate Appraiser) – National Association of Real Estate Appraisers

CAI (Certified Auctioneers Institute) – Indiana University

Active Full Time Real Estate Appraiser, Broker, and Auctioneer 30 years

Professional Affiliations:

National Association of Real Estate Appraisers

American Society of Farm Managers and Rural Appraisers


Member of the Ohio, Michigan, Indiana and Missouri National Auctioneers Associations

Member of the Ohio and National Boards of Realtors

Continually Attends Education Courses for License Compliance in Real Estate Appraising, Real Estate Brokerage and Auctioneering

## APPRAISAL CERTIFICATE

I hereby certify that I have inspected the subject property; that I have no present or contemplated interest in this property; that compensation for this appraisal is not contingent upon any value conclusions reached; that this appraisal is not based on a requested minimum valuation, a specific valuation, or the approval of a loan; that the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standard of Professional Appraisal Practice of the Appraisal Institute; that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives; and that all statements therein are true to the best of my knowledge and belief.



Larry D. Gorrell



# OHIO COUNTY PROFILES

Prepared by the Office of Strategic Research



Ohio Department of Development



## HENRY COUNTY

**NAMED FOR:** Patrick Henry, American Patriot, Statesman & Orator  
**ESTABLISHED:** Act - April 1, 1820  
**1998 POPULATION:** 29,923  
**LAND AREA:** 416.5 Square Miles  
**COUNTY SEAT:** Napoleon City

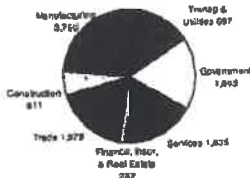
Year	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	1998	2000	2010
Population	27,282	29,110	23,869	22,524	22,756	22,423	25,992	27,058	28,383	29,108	29,249	29,445	29,450
Estimates												29,696	29,951
Projections												29,339	29,993
2000												30,400	
2010													31,800

### CIVILIAN LABOR FORCE, 1998

**QES&MI (place of residence data)**  
 The 1998 annual average civilian labor force estimates for Henry County were: total labor force - 15,200, employment - 14,400, unemployment - 800, and unemployment rate - 5.3%. Henry County ranked 34th in unemployment among Ohio's 88 counties, and was 23.3 percent above the state unemployment rate.

### EMPLOYMENT BY INDUSTRY, 1998

**QES&MI (place of work data)**



In 1998 the Manufacturing industry employed the most workers, 3,760, and Services was the fastest growing, increasing 8.0 percent over 1997. Average weekly earnings for all industrial groups in Henry County were \$516.19.

Henry County is located in the northwest portion of the state. U.S. Routes 6 and 26, and State Routes 16, 110, 281, and 424 cross the county east and west, and State Routes 65, 108, and 109 run north and south. The Maumee River flows through Henry County.

Once a part of the "Great Black Swamp," Henry County is now primarily an agricultural area with main crops of corn, wheat, and processing tomatoes.

Major attractions in Henry County include Miami-Erie Canal, Robert Showman Homestead, Henry County Courthouse, Meyerholz Wildlife Area, Mary Jane Thurston State Park, Maumee State Forest, Bluebird Passenger Train, and the Scenic Maumee River.

City	1990 Census	1998 Estimate
Napoleon city	8,304	9,120
Deshler village	1,375	1,340
Proctor village	1,290	1,274
County Center village	1,054	1,143
McCune village	781	790
Higgins village	503	615
Higdon village	352	310
Makina village	254	291
Nowata village	92	95

Bob Taft, Governor  
State of Ohio

C. Lee Johnson, Director  
Ohio Department of Development

## FACE 2 OHIO COUNTY PROFILES: HENRY COUNTY

### POPULATION TRENDS

Year	Population
1900	27,282
1910	29,110
1920	23,869
1930	22,524
1940	22,756
1950	22,423
1960	25,992
1970	27,058
1980	28,383
1990	29,108
1998	29,249
2000	29,445
2010	29,450
2015	29,696

### ESTIMATES, 1998

Category	Total	Female
<b>PERSONS BY AGE</b>		
Under 5 Years	2,124	1,004
5 to 9 Years	2,374	1,185
10 to 14 Years	2,351	1,157
15 to 19 Years	2,284	1,077
20 to 24 Years	1,543	783
25 to 29 Years	1,833	910
30 to 34 Years	2,139	1,088
35 to 39 Years	2,307	1,125
40 to 44 Years	2,218	1,088
45 to 49 Years	2,023	1,028
50 to 54 Years	1,760	888
55 to 59 Years	1,507	760
60 to 64 Years	1,108	572
65 Years & Over	6,284	2,541
<b>PERSONS BY RACE</b>		
Total All Races	29,923	100.0%
White	26,527	88.7%
African-American	155	0.5%
Amer Indian, Eskimo, Aleut	92	0.3%
Asian & Pacific Islander	149	0.5%
Hispanic (may be of any race)	1,727	5.8%
Total Minority	2,092	6.9%
<b>INCOME</b>		
<b>HOUSEHOLDS</b>		
Under \$5,000	450	147
\$ 5,000 - \$ 9,999	611	270
\$ 10,000 - \$ 14,999	640	422
\$ 15,000 - \$ 24,999	1,894	1,284
\$ 25,000 - \$ 34,999	2,039	1,690
\$ 35,000 - \$ 49,999	2,378	2,180
\$ 50,000 - \$ 74,999	1,919	1,548
\$ 75,000 - \$ 99,999	292	282
\$100,000 - \$149,999	103	103
\$150,000 and Over	14	14
Mean Income, 1999	\$33,802	\$38,317
Median Income, 1999	\$31,032	\$36,642
Median Income, 1983	\$34,998	
Median Income, 1995	\$37,824	
<b>EDUCATIONAL ATTAINMENT</b>		
<b>PERSONS 25 Years &amp; Over</b>		
Less Than 8th Grade	1,838	10.1%
8th to 12th Grade	2,644	14.5%
High School Graduate	13,783	75.4%
Associate Degree Only	10,979	62.2%
Bachelor's Degree Only	802	4.3%
Bachelor's Degree or Higher	1,397	7.7%
Graduate or Professional Degree	485	2.0%

### POPULATION MIGRATION

Year	In-Migration	Out-Migration
90-91	1,165	1,057
91-92	1,087	1,122
92-93	1,170	1,029
93-94	1,111	1,214
94-95	1,310	1,287
95-96	1,287	1,206
96-97	1,305	1,180

### PER CAPITA INCOME (DEA)

Year	Per Capita Income
1992	\$18,336
1993	\$18,000
1994	\$17,880
1995	\$18,448
1996	\$18,978
1997	\$20,101



# OHIO COUNTY PROFILES: HENRY COUNTY

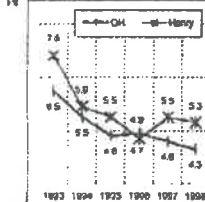
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QUALITY OF LIFE SECTION

VITAL STATISTICS, 1997		TRANSPORTATION, 1997	
Total Births	387	Registered Motor Vehicles	35,850
Rate Per 1,000 Population	12.0	Interstate Highway Miles	0.00
Teen Births	39	Turnpike Miles	0.00
Rate Per 1,000 Females 10-19	17.0	U.S. Highway Miles	42.83
Deaths	280	State Highway Miles	133.05
Rate Per 1,000 Population	9.8	Nearest Airport with Scheduled Airline Service	Toledo Express
Marriages	103	Number of Runways	2
Rate Per 1,000 Population	3.5	Longest Runway	10,600 ft.
Divorces	95	Commercial Airports	2
Rate Per 1,000 Population	3.3	Commercial Helicopters	0
HEALTH CARE, 1997		COMMUNICATIONS	
Physicians	17	Television Stations	1
Hospitals	1	Radio Stations	1
Number of Beds	57	Daily Newspapers	1
Extended Care Homes	4	Cablevision	5,700
Number of Beds	318		
Estimate of Uninsured	5,378	FINANCE	
Percent of Population	11.3%	Ohio Chartered Banks	2
		Assets	\$207,212,000
		Ohio Chartered S&L/Savings	0
		Assets	\$0
CLIMATE, 1997		TAXES, 1997	
Average Annual Temperature	51.7°F	Taxable Value of Real Property	\$298,912,000
Average Annual Precipitation	35.99 in.	Residential	\$100,514,150
Regional Date:		Agriculture	\$70,920,170
Average Annual Snowfall	30.0 in.	Industrial	\$14,871,550
Average Relative Humidity (AM)	61%	Commercial	\$22,807,000
Average Relative Humidity (PM)	87%	Mineral	\$0
STATE PARKS, 1998		Ohio Personal Income Tax Liability	\$12,120,945
Facilities	4	Average Per Return	\$871.74
Average	\$30.00	TRANSFER PAYMENTS, 1997	
VOTING, 1995		Total	\$107,330,000
Number of Precincts	35	Payments to Individuals	\$101,854,000
Number of Registered Voters	18,439	Retirement & Disability	\$60,808,000
Percent of Population	61.0%	Medical Payments	\$33,212,000
Voted November 1994 Election	10,391	Income Maintenance	\$3,840,000
Percent of Registered Voters	56.2%	Supplemental OSI	\$1,084,000
CRIME, 1997		AFDC	\$442,000
Crimes Committed	239	Food Stamps	\$688,000
Per 1,000 Persons	12.6	Other Income Maintenance	\$1,425,000
EDUCATION, 1998		Unemployment Benefits	\$2,416,000
Public Schools	12	Veterans Benefits	\$1,335,000
Enrollment	5,505	Other Payments to Individuals	\$548,000
Classroom Teachers	322.7	FEDERAL EXPENDITURES OR OBLIGATIONS, 1998	
Average Salary	\$34,859	Total	\$103,097,374
Teacher-Pupil Ratio	19.69	Defense Total	\$820,000
Expenditures Per Pupil	\$5,558.93	Grant Award	\$21,642,406
Dropout Rate	3.60%	Defense	\$0
Graduation Rate	81.12%	Salaries & Wages	\$4,717,585
Joint Vocational School	Four County	Defense	\$159,000
Non-Public Schools	3	Direct Payments for Individuals	\$76,180,562
Enrollment	651	Retirement & Disability	\$50,954,315
4-Year Public Universities	0	Defense	\$938,424
Branches	0	All Other	\$25,835,279
2-Year Public Colleges	0	Procurement Contract Awards	\$1,347,731
Private Colleges & Universities	0	Defense	\$0
Public Libraries	4	Other Federal Assistance	\$13,584,385
AGRICULTURE, 1998		Direct Loans	\$1,025,327
Land in Farms (acres)	251,000	Guaranteed/Insured Loans	\$2,752,690
Number of Farms	1,010	Insurance	\$9,908,368
Average Size (acres)	249		
Total Cash Receipts	\$90,807		
Per Farm	\$89,908		

## PAGE 4 OHIO COUNTY PROFILES: HENRY COUNTY

CIVILIAN LABOR FORCE						
OSHS (Household Survey)	1992, County	1996, County	1997, County	1998, County	1999, State	1998, U.S.
Civilian Labor Force	16,100	19,100	19,800	19,200	8,076,950	137,873,000
Employment	15,200	15,300	15,000	14,400	5,437,000	131,463,000
Unemployment	900	800	800	800	242,000	9,210,000
Unemployment Rate	5.5	4.7	5.5	5.3	4.3	4.5
EMPLOYMENT BY INDUSTRIAL SECTOR						
OSHS (Covered Employment)	1993	1994	1995	1996	1997	1998
All Industries	10,941	10,906	11,131	11,389	11,473	11,170
Agriculture, Forestry, Fishing	na	na	na	na	na	na
Mining	na	na	na	na	na	na
Construction	492	474	488	531	575	611
Manufacturing	4,485	4,405	4,350	4,509	4,351	3,750
Transportation & Utilities	245	300	361	563	588	597
Wholesale & Retail Trade	1,869	1,854	1,824	1,929	1,874	1,979
Finance, Insurance, Real Estate	280	279	287	294	291	282
Services	1,402	1,437	1,551	1,597	1,699	1,835
Government	1,720	1,743	1,781	1,783	1,791	1,855
AVERAGE WEEKLY EARNINGS BY INDUSTRIAL SECTOR						
OSHS (Covered Employment)	1993	1994	1995	1996	1997	1998
All Industries	\$439.47	\$461.08	\$481.04	\$482.95	\$497.05	\$518.19
Agriculture, Forestry, Fishing	na	na	na	na	na	na
Mining	na	na	na	na	na	na
Construction	\$503.11	\$541.50	\$588.17	\$595.28	\$639.89	\$659.30
Manufacturing	\$371.20	\$363.24	\$348.02	\$317.75	\$354.10	\$371.34
Transportation & Utilities	\$376.94	\$384.80	\$389.22	\$346.50	\$396.49	\$317.32
Wholesale & Retail Trade	\$280.10	\$281.01	\$281.12	\$285.05	\$293.52	\$308.49
Finance, Insurance, Real Estate	\$397.20	\$395.24	\$407.80	\$437.13	\$458.10	\$483.38
Services	\$277.29	\$280.54	\$280.19	\$308.54	\$314.33	\$325.71
Government	\$405.77	\$421.21	\$438.08	\$450.54	\$452.70	\$481.75
RESIDENTIAL CONSTRUCTION						
Total Buildings	1993	1994	1995	1996	1997	1998
Total Units	75	73	88	104	102	90
Total Valuation (\$000)	\$5,177	\$6,273	\$9,817	\$9,582	\$12,243	\$10,468
Single-Unit Buildings	73	69	86	104	102	90
Average Cost Per Unit	\$70,120	\$87,788	\$102,263	\$89,095	\$120,030	\$118,307
Mult-Unit Buildings	2	4	2	0	0	0
Average Cost Per Unit	\$11,500	\$24,000	na	\$0	\$0	\$0
COMPONENTS OF BUSINESS CHANGE						
Business Starts	1993	1994	1995	1996	1997	1998
Business Terminations	49	43	55	47	58	54
Net Change	10	3	1	4	-11	-18
Total Active Businesses	680	688	673	672	659	622



**REGIONAL ECONOMIC DEVELOPMENT OFFICE**

Region 2:

One Government Center  
Suite 1520  
Toledo, OH 43604-2205  
419-245-2445  
FAX: 419-245-2448

**MAJOR EMPLOYERS**

Arm Products	Manufacturing
Carnell Soup Co	Service
Plating Memorial Home of Mercy	Service
Four County Joint Vocational	Service
Henry County Hospital	Service
Liberty Center Local Bd of Ed	Government
LDR Technologies	Manufacturing
Lutheran Home at Napoleon	Service
Napoleon City Bd of Ed	Government
Patrick Henry Local Bd of Ed	Government
State of Ohio	Government
Yenaco Automotive	Manufacturing
Wal-Mart Stores Inc	Trade

